



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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AGENDA Wednesday, March 8, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, March 8th, 2006, Meeting @ 9:30 A.M.

Wednesday, March 15th, 2006 Meeting @ 2:00 P.M.

Board of Appeals

Thursday, March 23rd, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS</u>		INFORMATIONAL
4. <u>PHASE II PLANS</u>		APPROVAL
<i>Villages of Urbana (Boxwood + Foreman)</i> - Requesting Phase II (Land Use) Plan approval for 199 single family lots on 87 acres located along MD Rt. 355 (Boxwood) and a 0.6 acre Quasi-public use site located along Rt. 80 (Foreman) adjacent to the Urbana community. Zoned: PUD, in the Urbana Planning Region. Tax Map 96/Parcels 210 & 153. File # S-1065; Hansen# 4175 (Stephen O'Philips)		
5. <u>FINAL PLATS</u>		APPROVAL
<i>Westview South, Final Plat, Lots #100 & 104.</i> - Requesting approval for a re-subdivision. (Originally FcPc-approved as 5 lots with the preliminary plat consolidating the lots into 1 lot by FcPc-approved site plan). Zoned: MXD on the border of the Frederick/Adamstown Planning Regions. Located in the Northwest quadrant of MD Rt. 85 and Executive Way. Tax Map 86/Parcel 3. File #: S-905 Hansen #: 4430 (Stephen O'Philips)		
6. <u>PRELIMINARY/FINAL PLATS</u>		APPROVAL
<i>Elizabeth M. Schmidt Subdivision</i> – Requesting approval for 3 new lots in a major subdivision and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on the northeast side of Wigville Rd, west of Fox Tower Rd. Zoned: (RC) Resource Conservation, Middletown Planning Region. Tax Map 24/Parcel 88 File #S-1086; Hansen # 4018 (Michael Wilkins)		

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ITEM	TIME	ACTION REQUESTED
7.	<u>AGRICULTURAL CLUSTER PLANS</u>	APPROVAL
<p><u>Kepler Farms</u> (Continued from November 9, 2005) – Requesting Agricultural Cluster Concept Plan approval, major subdivision approval, and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on Hollow Rd., approximately 5,000 ft north of Old National Pike. Zoned: (AG) Agricultural, Middletown Planning Region. Tax Map 65/Parcel 13 File # S-1027; Hansen # 3847 (Michael Wilkins)</p>		
8.	<u>MISCELLANEOUS REQUESTS</u>	APPROVAL
<p><u>Stanford Industrial Park Section 2, Lot 25</u> – Requesting approval for a modification of Section 1-16-219(C)(2) of the Subdivision Regulations to allow a panhandle lot in a major subdivision, located on the north side of Cornell Place, east of Winchester Blvd. Zoned: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 94/Parcels 96 and 89 File # S-690; Hansen # 4506 (Michael Wilkins)</p>		
<p><u>Canal Run Lot Recordation Schedule</u> - Requesting approval for a modification to extend 2005 Lot Recordation Schedule by 6 Months. Zoned: PUD in the Adamstown Planning Region. Located on Ballenger Creek Pike at Rt. 464 In Point of Rocks Tax Map 102/Parcel 23 File #: S-412E Hansen #: 4501 (Stephen O'Philips)</p>		
<p><u>Village of Urbana- Classic Communities Corp.</u> - Requesting approval for a modification for the Garage setbacks of 3 single-family units. Zoned: PUD in the Urbana Planning Region. Located in the Village Center Area of the Urbana PUD Tax Map 96/Parcel 222 File #: SP 03-22 Hansen #: 4496 (Stephen O'Philips)</p>		

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ITEM	TIME	ACTION REQUESTED
9.		APPROVAL
<u>SITE PLANS</u>		
<u>McDonald's</u> - Requesting Site Plan approval for a 3,878 sq. ft. restaurant located in the west quadrant of MD Rt. 355 and MD Rt. 80 intersection. Zoned: Village Center (VC), Urbana Planning Region. Tax Map 96 /Parcel 63. File#:SP-00-18A Hansen #: 4328 (Stephen O'Philips)		
<u>Hedgeapple Farms</u> – Requesting Site Plan approval for a 1,200 sq. ft. roadside stand, located on the east side of MD 85, north of Michaels Mill Rd. Zoned: (AG) Agricultural, Adamstown Planning Region. Tax Map 95/Parcel 6 File # SP06-03; Hansen # 4321 (Michael Wilkins)		
<u>Wedgewood - Wellington</u> - Requesting Site Plan Approval for a 170,940 sq. ft. Office/Warehouse building (153,846 sq. ft. Warehouse and 17,094 sq. ft. Office) on 10.01 acres, located on the south corner of the intersection of New Design Road and English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region, Tax Map 86 Parcel 1, File#: SP-05-15 Hansen#: 3692 (Justin Horman)		
<u>Audubon Terrace North Section 3</u> - Requesting Site Plan approval to allow a height of 35 feet per Section 1-19-321(c)(3) for 50 previously approved town home units located on 10.73 acres, situated on the northwest corner of the intersection of Eaglehead Drive and Audubon Way within Eaglehead on the Lake (Lake Liganore) PUD. Zoned: Planned Unit Development (PUD) New Market Planning Region. Tax Map: 69 Parcel 21, File #: SP-86-04 Hansen #: 4448 (Justin Horman)		
<u>Penske</u> - Requesting Site Plan approval for a Change of Use from a Heating and Air Conditioning Contractors Office to an Automotive Rental facility on .33 acres, located On the West side of Route 85, approximately 400 feet north of the Grove Road intersection, Zoned: General Commercial (GC), Frederick Planning Region, Tax Map 77, Parcel 96, File # SP-90-30, Hansen # 4226. (Justin Horman)		

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